

058.0

0008

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

621,500 / 621,500

USE VALUE:

621,500 / 621,500

ASSESSED:

621,500 / 621,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		PEIRCE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SOTTILE EDWARD R JR	
Owner 2:	
Owner 3:	

Street 1: 41 PEIRCE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Wood Shingle Exterior and 999 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	11									388,499						388,500	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							4500.000		230,400		2,600		388,500		621,500							
Total Card							0.103		230,400		2,600		388,500		621,500		Entered Lot Size					
Total Parcel							0.103		230,400		2,600		388,500		621,500		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT									Parcel ID		PAT ACCT.												
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Grantor		Legal Ref		Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes
2020	101	FV	230,500	2600	4,500.	388,500	621,600	621,600	Year End Roll	12/18/2019	DUGGAN MARGARET		22784-90			12/30/1992			125,000	No	No	Y	
2019	101	FV	195,500	2600	4,500.	388,500	586,600	586,600	Year End Roll	1/3/2019													
2018	101	FV	195,500	2600	4,500.	260,900	459,000	459,000	Year End Roll	12/20/2017													
2017	101	FV	195,500	2600	4,500.	249,800	447,900	447,900	Year End Roll	1/3/2017													
2016	101	FV	195,500	2600	4,500.	227,600	425,700	425,700	Year End	1/4/2016													
2015	101	FV	185,100	2600	4,500.	183,200	370,900	370,900	Year End Roll	12/11/2014													
2014	101	FV	185,100	2600	4,500.	163,700	351,400	351,400	Year End Roll	12/16/2013													
2013	101	FV	185,100	2600	4,500.	155,400	343,100	343,100		12/13/2012													

PRINT		LAST REV	
Date	Time	Date	Time
12/10/20	19:57:02		
ASR Map:		Fact Dist:	
Reval Dist:		Year:	
LandReason:		BldReason:	
CivilDistrict:		Ratio:	

EXTERIOR INFORMATION

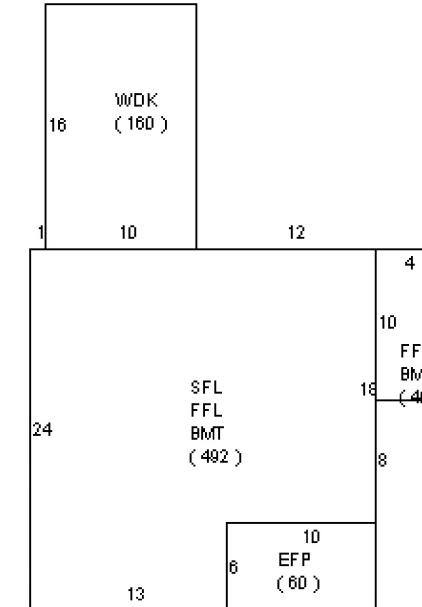
Type:	15 - Old Style	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1921
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G10
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	F	FR	1921	23.92	T	50	101			2,600			2,600

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRS: 2
	Baths: 1	HB: 1

CONDOS INFORMATION**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
1	6
2	

RES BREAKDOWN**SUB AREA****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	532	52.120	27,727	SFL	95				
FFL	First Floor	532	173.730	92,423						
SFL	Second Floor	467	173.730	81,200						
WDK	Deck	160	12.130	1,940						
EFP	Enclos Porch	60	71.870	4,312						
Net Sketched Area:		1,751	Total:		207,602					
Size Ad	999.39999	Gross Are	1776	FinArea	999					

IMAGE
AssessPro Patriot Properties, Inc